

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$31,566,123**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 15				
% of Funds Committed	94.16 %	99.07 %	13	96.48 %	30	32	
% of Funds Disbursed	89.69 %	94.53 %	13	89.00 %	45	47	
Leveraging Ratio for Rental Activities	10.72	7.16	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.49 %	95.18 %	13	83.25 %	45	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.43 %	79.47 %	4	70.99 %	75	75	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.15 %	93.05 %	7	81.75 %	88	85	
% of 0-30% AMI Renters to All Renters***	68.79 %	63.22 %	6	45.84 %	89	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.12 %	100	100	
Overall Ranking:			In State: 8 / 15	Nationally:	94	92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,137	\$26,702		\$27,889	330 Units	19.50 %	
Homebuyer Unit	\$26,960	\$20,002		\$15,632	330 Units	19.50 %	
Homeowner-Rehab Unit	\$41,550	\$20,773		\$21,037	97 Units	5.70 %	
TBRA Unit	\$3,269	\$1,862		\$3,206	933 Units	55.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$124,678	\$136,491	\$45,824
\$119,029	\$121,360	\$26,858
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.5	45.2	76.3	50.0
Black/African American:	34.5	23.0	15.5	35.7
Asian:	3.9	14.8	3.1	0.0
American Indian/Alaska Native:	0.6	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.5	2.1	3.6
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.6	0.0	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	0.0	10.7
Asian/Pacific Islander:	3.9	1.2	0.0	0.0

ETHNICITY:

Hispanic	4.8	11.2	3.1	0.0
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HOUSEHOLD SIZE:

1 Person:	53.3	14.2	53.6	42.9
2 Persons:	18.2	16.1	24.7	14.3
3 Persons:	19.1	25.2	10.3	14.3
4 Persons:	5.5	17.9	5.2	21.4
5 Persons:	2.1	13.6	4.1	3.6
6 Persons:	0.9	6.7	1.0	3.6
7 Persons:	0.6	3.9	1.0	0.0
8 or more Persons:	0.3	2.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.1	22.7	24.7	42.9
Elderly:	26.7	2.4	45.4	0.0
Related/Single Parent:	30.9	28.5	7.2	35.7
Related/Two Parent:	8.5	44.2	20.6	17.9
Other:	1.8	2.1	2.1	3.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.4	0.0 [#]
HOME TBRA:	1.8	
Other:	28.5	
No Assistance:	33.3	

of Section 504 Compliant Units / Completed Units Since 2001 826

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 94
 (Percentile)

State Rank: 8 / 15 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	91.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	86.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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